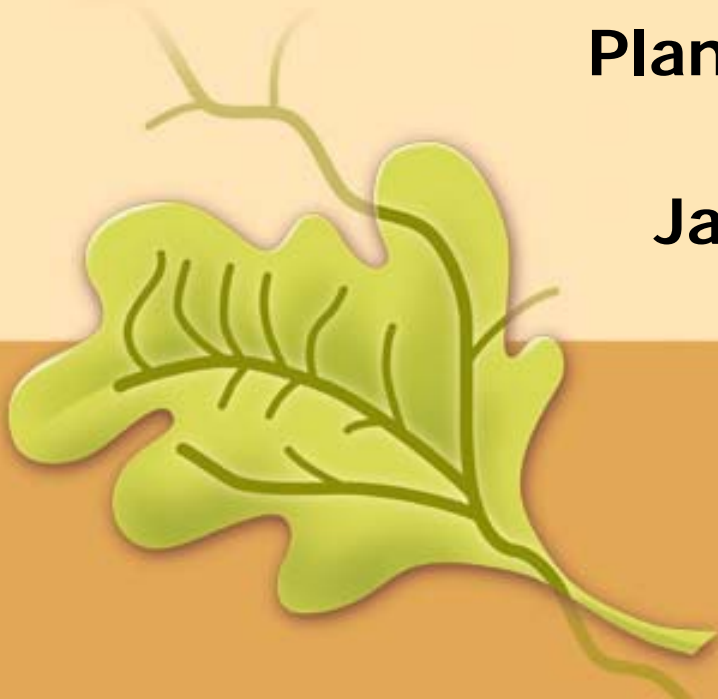


Comprehensive Plan

**Joint Work Session
City Council
and
Planning Commission**

January 10, 2008



PLANNING Raleigh 2030

What Do You Hope The New Comp Plan Will Achieve? *(your questionnaire responses)*

Inspire With Bold Ideas

- Inspire confidence – be long-lasting
- Be visionary to address the Raleigh of tomorrow
- Include “big ideas” that help shape development that has a lasting positive impact
- Have widespread support



What Do You Hope The New Comp Plan Will Achieve? *(Continued)*

Facilitate Placemaking and Sustainability

- Focus on pedestrian scale
- Respect current neighborhoods
- Address infill
- Help Raleigh become more urban in certain areas
- Address gateway corridor development
- Provide guidance on transit and transit oriented development



What Do You Hope The New Comp Plan Will Achieve? *(Continued)*

Provide More Predictability About Land Use

- **Be a predictable guide** for residents and developers about what type of development is allowed or encouraged
- Address sprawl
- Address orderly growth
- Be followed by an update of the zoning regulations



What Do You Hope The New Comp Plan Will Achieve? *(November public workshops)*

- Invest in transportation and transit
 - Provide a multi-modal future for Raleigh
 - Link transportation and land use
- Manage growth better
 - Focus more on making infill development work than on greenfield development
 - Preserve and promote distinctive neighborhood character
 - Improve coordination between land use and infrastructure
- Plan for an equitable city
 - Address the need for affordable housing
 - Promote racial and economic equity – sharing the benefits of growth citywide
- More regional cooperation
- Environmental sustainability
- Implementation – update of zoning regulations, ties to capital investments



What Do You Hope The New Comp Plan Will Achieve? *(Discussion)*

- Inspire With Bold Ideas
- Facilitate Placemaking
- Provide More Predictability
- **What else would you add?**
- **What additional priorities do you have?**



Identify The Most Challenging Planning Issues That You've Encountered

(your questionnaire responses)

Infill

- How do we continue to grow as a city that wants to become more dense?
- Striking a balance between concerns of adjacent property owners to more compact and mixed use infill/redevelopment and the desire to create a more efficient urban form



Identify The Most Challenging Planning Issues That You've Encountered *(Continued)*

Shaping Urban Development Patterns

- Equity in the development and location of affordable housing and group homes
- Lack of flexibility in downtown projects (suburban standards)
- Too much parking
- Coordination of capital investment and land use
- Mixed use is difficult to implement
- Uncontrolled, poor growth – e.g., Capital Blvd.



Identify The Most Challenging Planning Issues That You've Encountered *(Continued)*

Plan Effectiveness

- Having a plan that works to guide development
 - “what is the best way to develop adjacent properties consistent with an overall plan when only limited parcels are under development”
- When Comp Plan recommendations are different than what is actually on the ground or what is realistic
- Coordination among goals and objectives – economic development, environment, transportation, etc.
- Lack of predictability/consistency
- Comp Plan that is contradicted by zoning



Identify The Most Challenging Planning Issues That You've Encountered *(Continued)*

Regional Cooperation and Balanced Growth

- What good does it do if we stop growth at the fringe if every other community in our area has their doors wide open?



Identify The Most Challenging Planning Issues That You've Encountered *(Continued)*

Planning Capacity

- Need for more planning staff for current planning, research, education and outreach
- Need better web-based information and tools
- Planning Commission has little time devoted to other planning activities besides development application review



Identify The Most Challenging Planning Issues That You've Encountered *(Discussion)*

- Infill
- Shaping Urban Development Patterns
- Plan Effectiveness
- Regional Cooperation and Balanced Growth
- Planning Capacity
- **Other thoughts?**



On What Issues, Would You Like To Have Additional Planning Guidance?

(your questionnaire responses)

Urban Form and Community Building

- Alternatives to and limitations on sprawl
- Quality infill
- Height expectations
- Coordination of land use and transit/transportation
- Strategies to address gentrification
- Strategies to protect neighborhoods/communities



On What Issues, Would You Like To Have Additional Planning Guidance? *(Continued)*

Quality Development

- Encouragement of quality development in Southeast and Southwest Raleigh
- Encouragement of quality development along our gateway corridors (Capital, Hillsborough, New Bern).
- Elevate the quality of the built environment in a way that positively affects the economics of our area.

Stormwater Management



On What Issues, Would You Like To Have Additional Planning Guidance? *(Discussion)*

- Urban Form and Community Building
- Quality Development
- Stormwater Management
- **Other thoughts?**



What Strategies Do You Want to Learn More About? *(your questionnaire responses)*

- Inclusionary housing
- Empowerment zones
- Neighborhood preservation
- Form-based codes
- “Smart Code”
- Incentives for sustainability, walkability, mixed-use, and other best practices
- **Others?**



What Aspects of the Current Plan Are Most Useful? *(your questionnaire responses)*

- Useful guide for zoning cases
- Small area plans area specific
- Helpful with city infrastructure
- Maps that help all to understand the long range growth goals of the city
- Urban Design Guidelines
- It's outlived its usefulness
- ***Others?***



What Are the Weaknesses of the Plan?

(your questionnaire responses)

Does Not Provide an Effective Guide

- Too much sprawl allowed, encouraged; Auto-oriented
- No overall vision / elements are not inter-related
- Mixed-use is hard to accomplish
- Does not address building or site form issues adequately
- Contradictions with zoning
- Confusing to public and developers; sometimes contradictory
- Ignored in the past when making development decisions
- Complicated structure – elements, district plans, the small area plans
- It's simply outdated
- ***Others?***



What Questions Do You Have About Managing Development?

(your questionnaire responses)

Environmental Sustainability

- How can we integrate incentives for sustainability?
- How should we integrate and address the many aspects of sustainability: economic, environmental, cultural, land use
- Managing water resources



What Questions Do You Have About Managing Development? *(Continued)*

Managing Growth – At the Macro Scale

- How to be more urban
- How to gain more regional cooperation on growth management, transportation, and water resources
- How to better address multi-modal transportation needs
- We also need to focus on encouraging transit oriented or transit ready development.
- How to address traffic congestion
- Where new growth will be?



What Questions Do You Have About Managing Development? *(Continued)*

Managing Growth – At the Smaller Scale

- What is the best way to develop adjacent properties consistent with an overall plan when only limited parcels are under development?
- How do we address building and site form?
- How do we stop making the same mistakes which led to Capital Boulevard?



What Questions Do You Have About Managing Development? *(Discussion)*

- Environmental Sustainability
- Managing Growth – At the Macro Scale
- Managing Growth – At the Smaller Scale
- ***Others?***



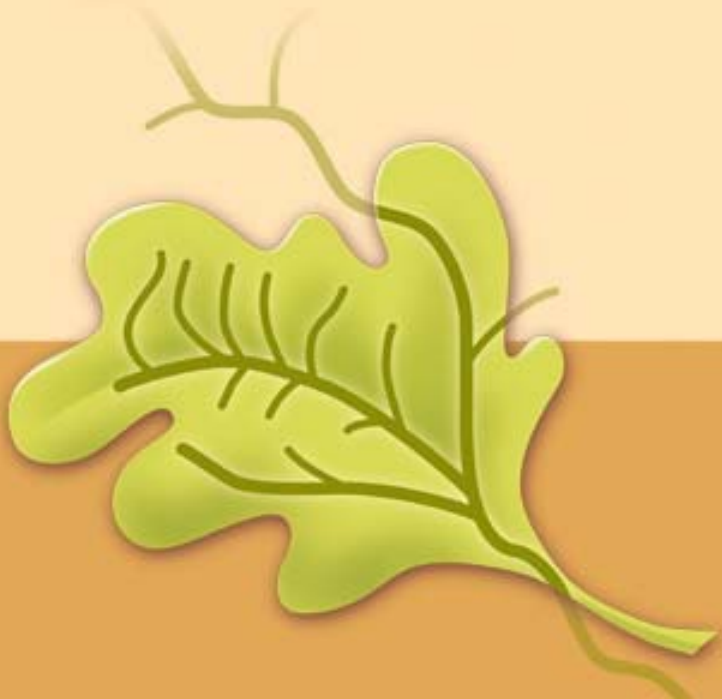
Observations

- General agreement on **the need for a better policy guide** and tools to guide development and community building
- Comp Plan needs overarching goals, continued widespread participation and **big ideas to have the “power of persuasion”**
- Comp Plan needs to **better define where growth is desired** and **where conservation is the primary goal**.
- Future land use map can provide **more predictability**
- **Implementation chapter needed** – defines what needs to be done – who, what, when





Reference Maps

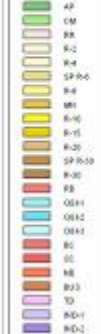


PLANNING **Raleigh** 2030

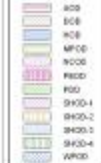
City of Raleigh

Zoning Map

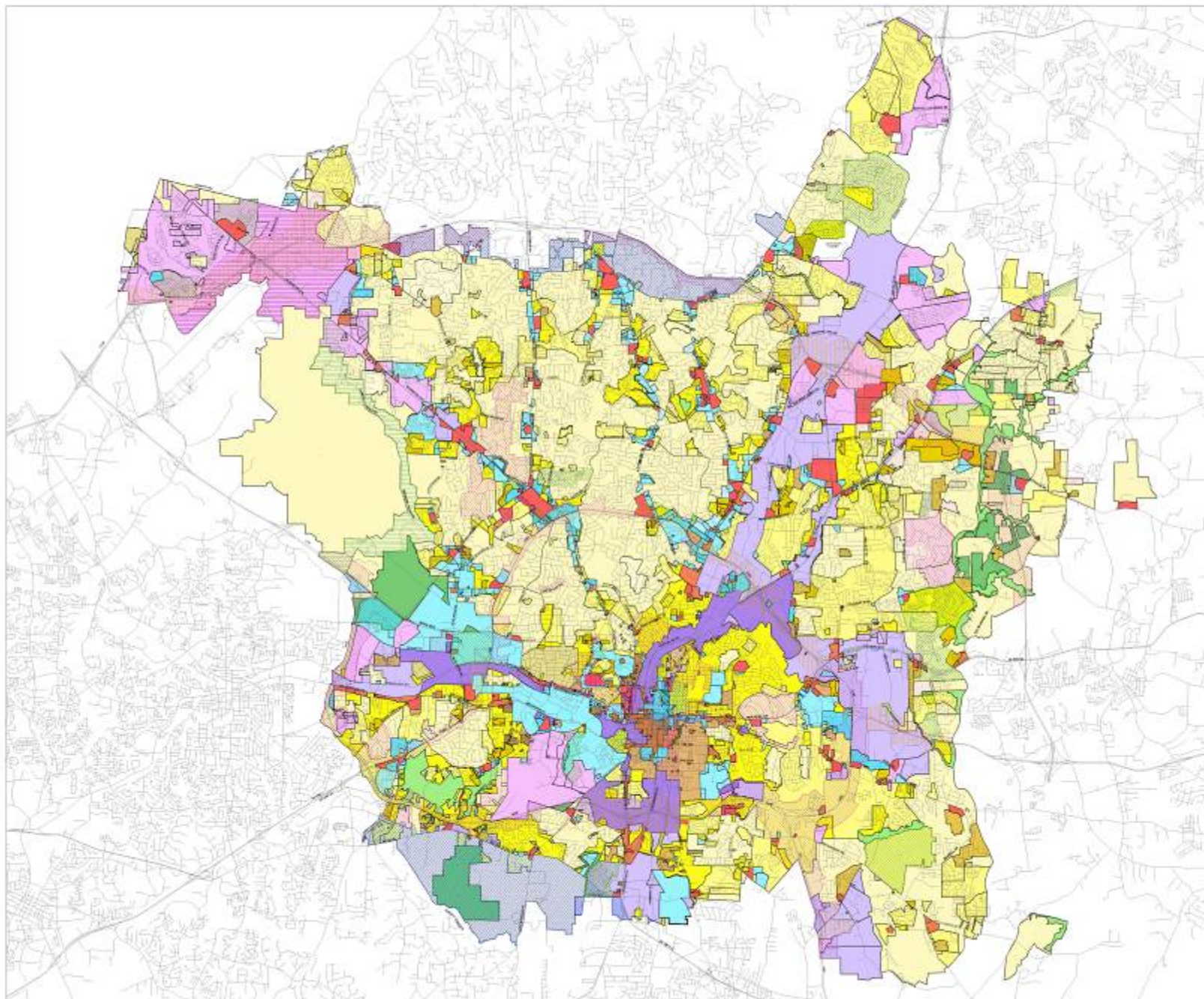
Zoning Districts

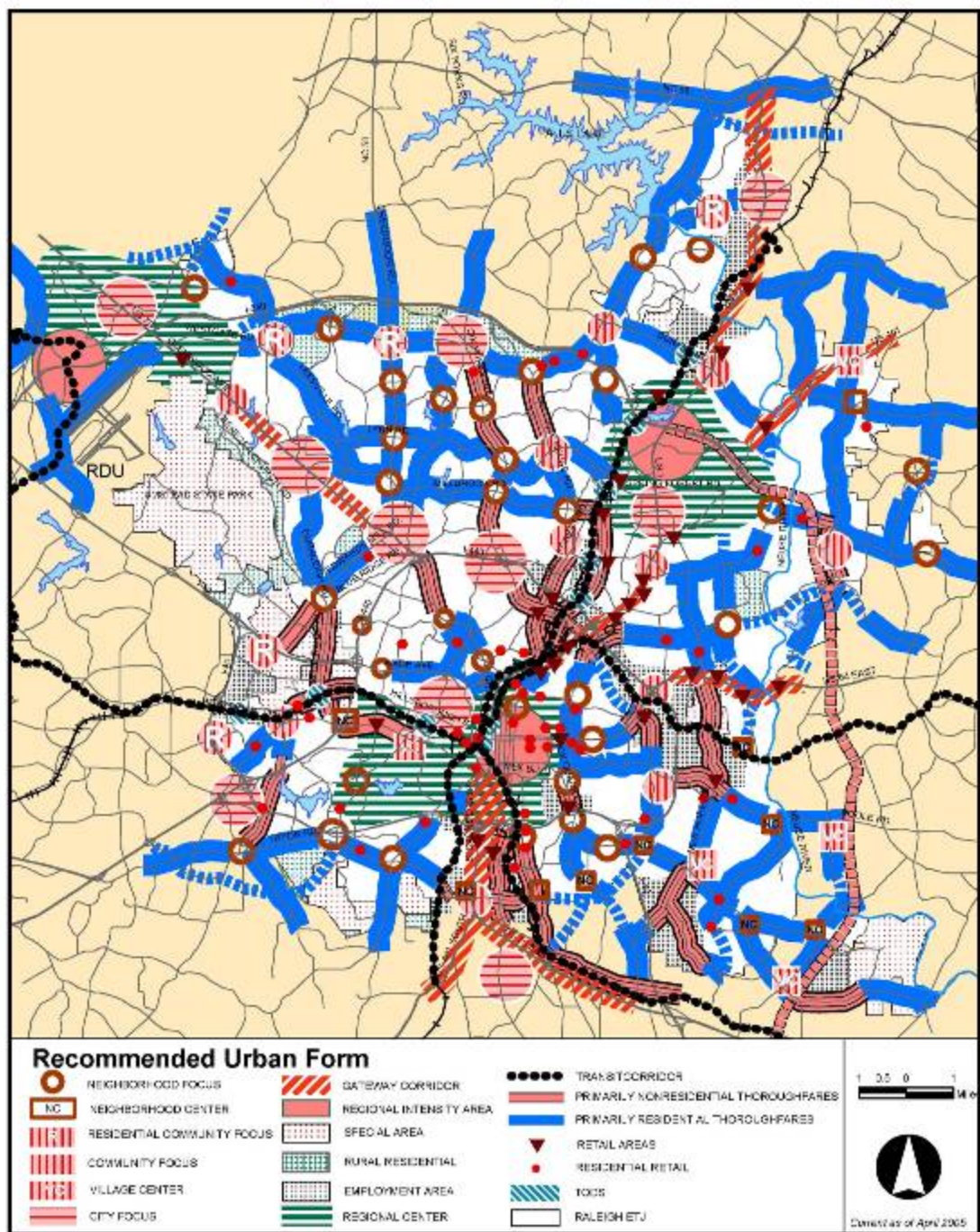


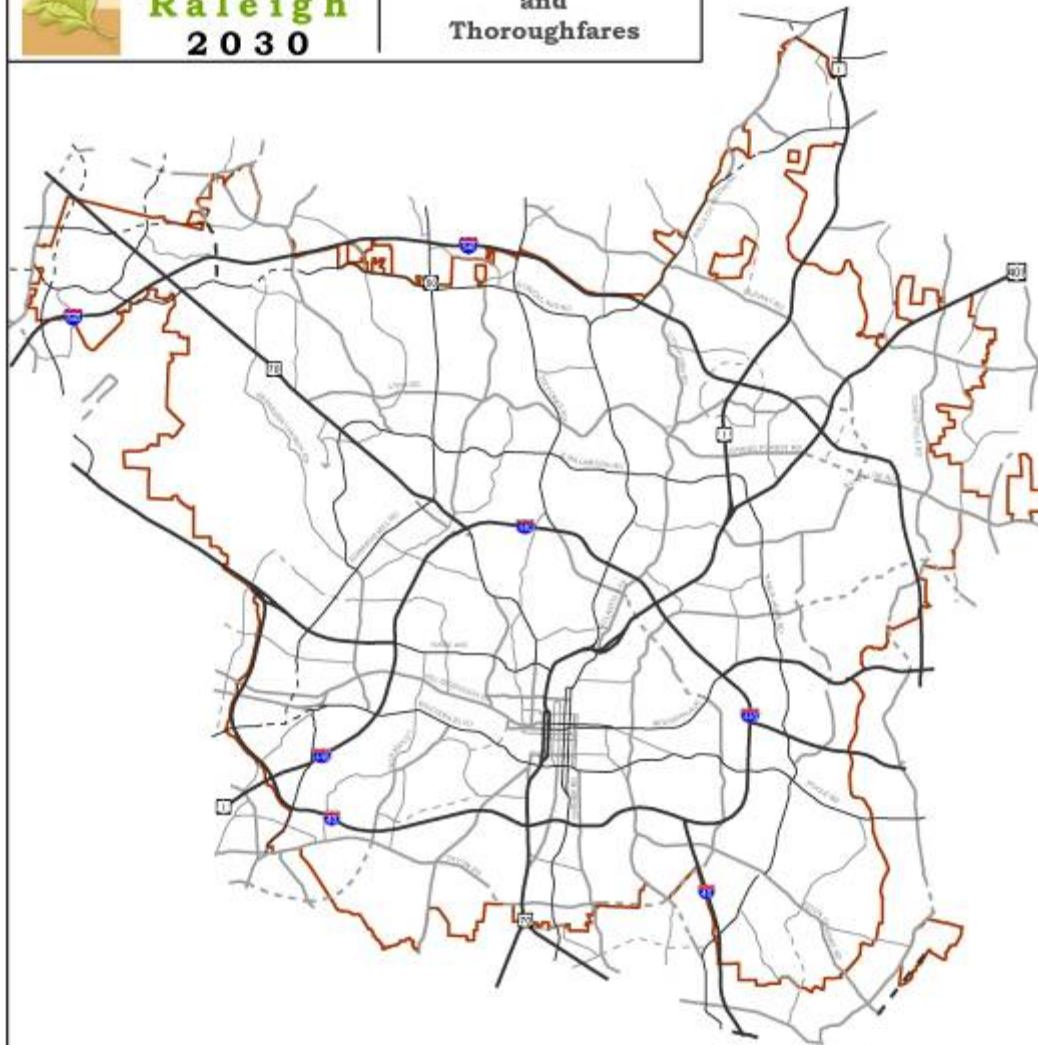
Overlay Districts



Effective as of 10/1/99








- | | |
|----------------------------------|----------------------------------|
| — Primary Arterials | — Major Thoroughfares |
| — Secondary Arterials | — Minor Thoroughfares |
| - - Proposed Primary Arterials | - - Proposed Major Thoroughfares |
| - - Proposed Secondary Arterials | - - Proposed Minor Thoroughfares |

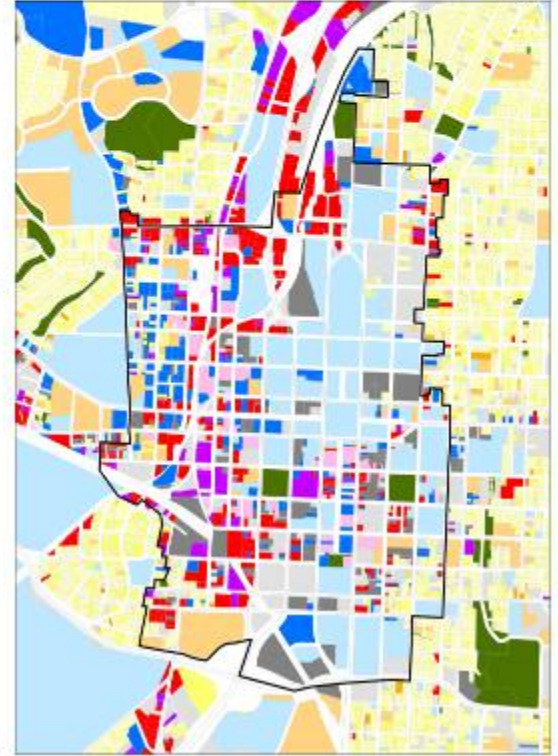
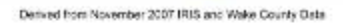
BASE MAP LAYERS

-  Extra Territorial Jurisdiction
 Highway
 Major Streets

1 inch equals 2.5 miles

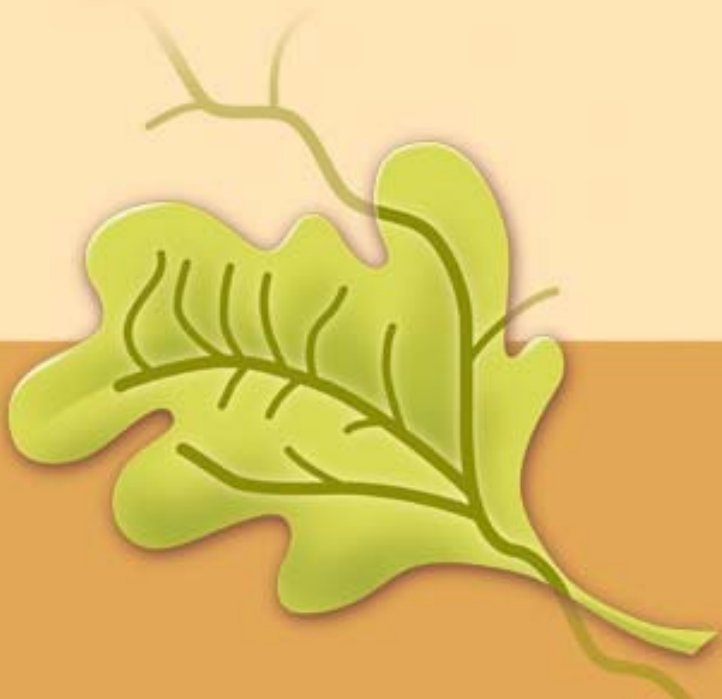


Map created by City of Raleigh
Planning Dept. & GIS Division
July 2007

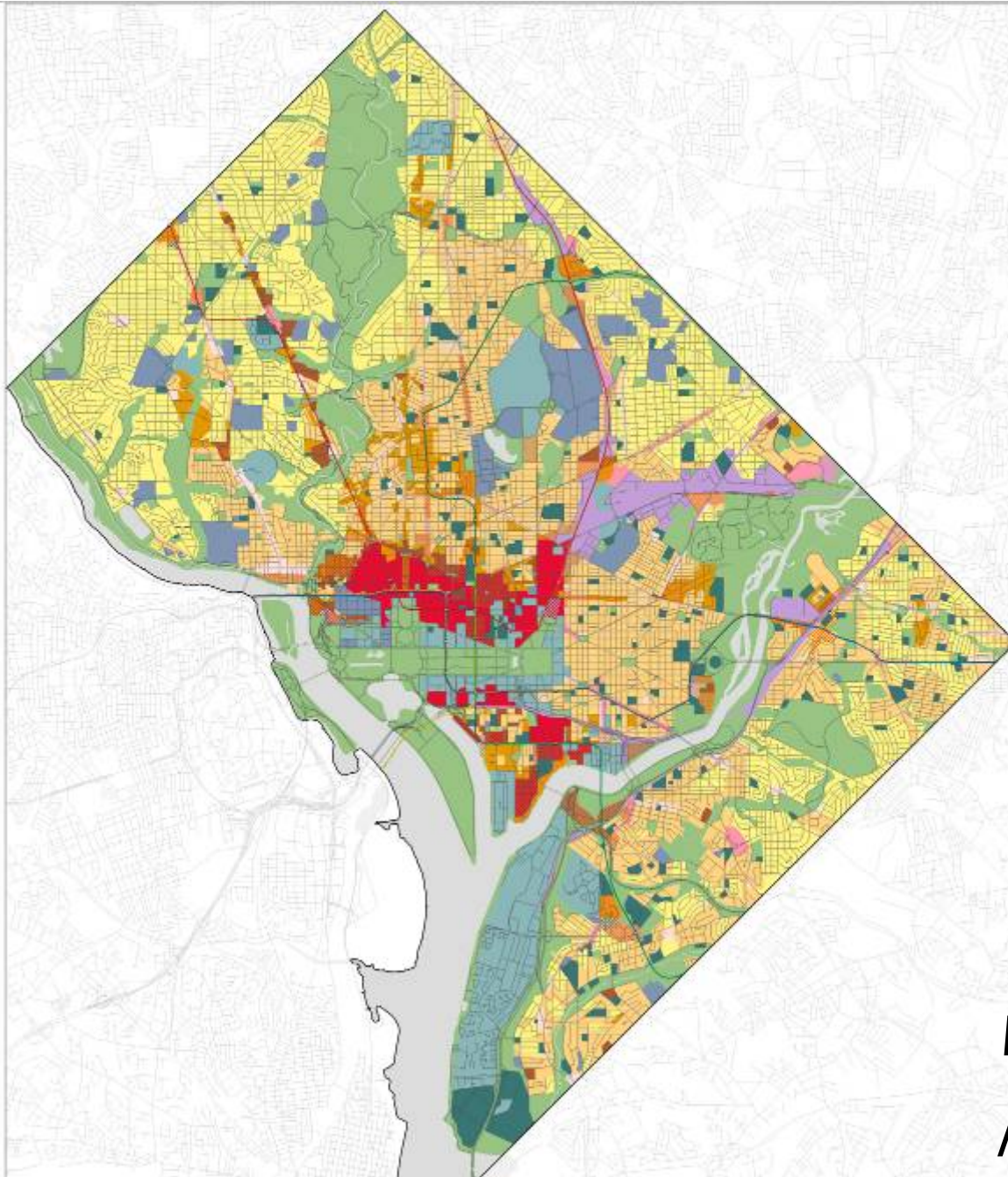




Other City Models



PLANNING **Raleigh** 2030



Washington, DC
Future Land Use



District of Columbia Comprehensive Plan Generalized Policy Map

Purpose
The purpose of this map is to categorize how different parts of the District may change in the future. The map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district. The map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.

Status of this Map
This map was adopted by Council on December 10, 2008.

Guidelines for Using this Map

Together with the Future Land Use Map, this map is intended to provide a generalized guide for development and conservation decisions. The following guidelines apply to its use and interpretation.

This is a conceptual map. Future maps are more specific and contain detailed information for streets, height, use, parking, and other attributes. This map does not follow past boundaries and its categories do not specify absolute use or dimensional guidelines. To determine, the map is to be interpreted broadly.

This map is a generalized depiction of anticipated changes through the horizon year of the Comprehensive Plan, roughly 20 years in the future from the date of publication. Because it is a generalized view, boundaries shown should be interpreted as approximate and not precise determinations. By its nature, it is a projection, and the changes outlined are not guaranteed.

Not all Federal land in the District of Columbia is shown explicitly on this map. In particular, the portion of this map that does not distinguish between Federal and District parks.

Not all commercial and other facilities are shown on this map. For clarity, this map focuses on relatively small number of large areas, not on the great many small ones. Individual churches or small sites, for example, are generally not shown on this map.

This map and the Future Land Use Map can be amended. They are not intended to freeze future development patterns for the next 20 years. The Comprehensive Plan is intended to be a dynamic document that is periodically updated in response to the changing needs of the city. Requests to amend the map can be made by residents, property owners, and other interested parties. The map is not intended to be a final, unchangeable document. The map is not intended to be a final, unchangeable document. The map is not intended to be a final, unchangeable document.

The generalized depiction shown on this map was designed to be essentially correct as printed, and it is the print edition of this map that is incorporated in the Comprehensive Plan. Users of electronic copies of this map may find it to be incorrect or to contain additional detail. For any information not clearly visible on the print edition of the map, users should refer to the print edition. The map is not intended to be a final, unchangeable document. The map is not intended to be a final, unchangeable document.

LEGEND

- Neighborhood Commercial Area**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Neighborhood Enhancement Area**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Land Use Change Area**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Land Use Change Area (Federal)**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Commercial Mixed Use Area**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Main Street Mixed Use Corridor**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Neighborhood Commercial Centers**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Enhanced/Neighborhood Centers**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Multi-Neighborhood Centers**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Enhanced/Multi-Neighborhood Centers**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Regional Centers**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Central Employment Area**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Other Map Elements**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Federal Lands**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Central Washington**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Institutional Users**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Parks: Federal and District-owned**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Water Bodies**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.
- Metrolink Stations**
This map shows areas where the Comprehensive Plan anticipates change in the future. These areas are generally located in the central business district, the central business district, and the central business district.



1 inch equals 1000 feet
0 1,000 2,000 feet
0 100 200 acres
Government of the District of Columbia
Anthony A. Williams, Mayor
Office of Planning - December 20, 2008

Washington, DC
Policy Map



<http://www.denvergov.org/blueprint-denver>



Map Symbology



RTD Stations (Existing and Planned)

Centers



Neighborhood Centers



Town Centers



Regional Centers



Planned RTD FasTrack Corridor



Light Rail - Existing

Street Types



Interstates



Commercial - Arterial



Commercial - Collector



Industrial - Arterial



Industrial - Collector



Main - Arterial



Main - Collector



Mixed Use - Arterial



Mixed Use - Collector



Mixed Use - Downtown Access Street



Residential - Arterial



Residential - Collector



Undesignated - Arterial



Undesignated - Collector



Undesignated - Local



Water Bodies

Concept Land Uses



Downtown



Transit Oriented Development



Mixed Use



Regional Center



Town Center



Urban Residential



Townhouse Residential

Single Family Residential



Commercial Corridor



Neighborhood Center



Pedestrian Shopping District



Campus



Entertainment, Cultural, Exhibition



Park



Employment



Industry



DIA

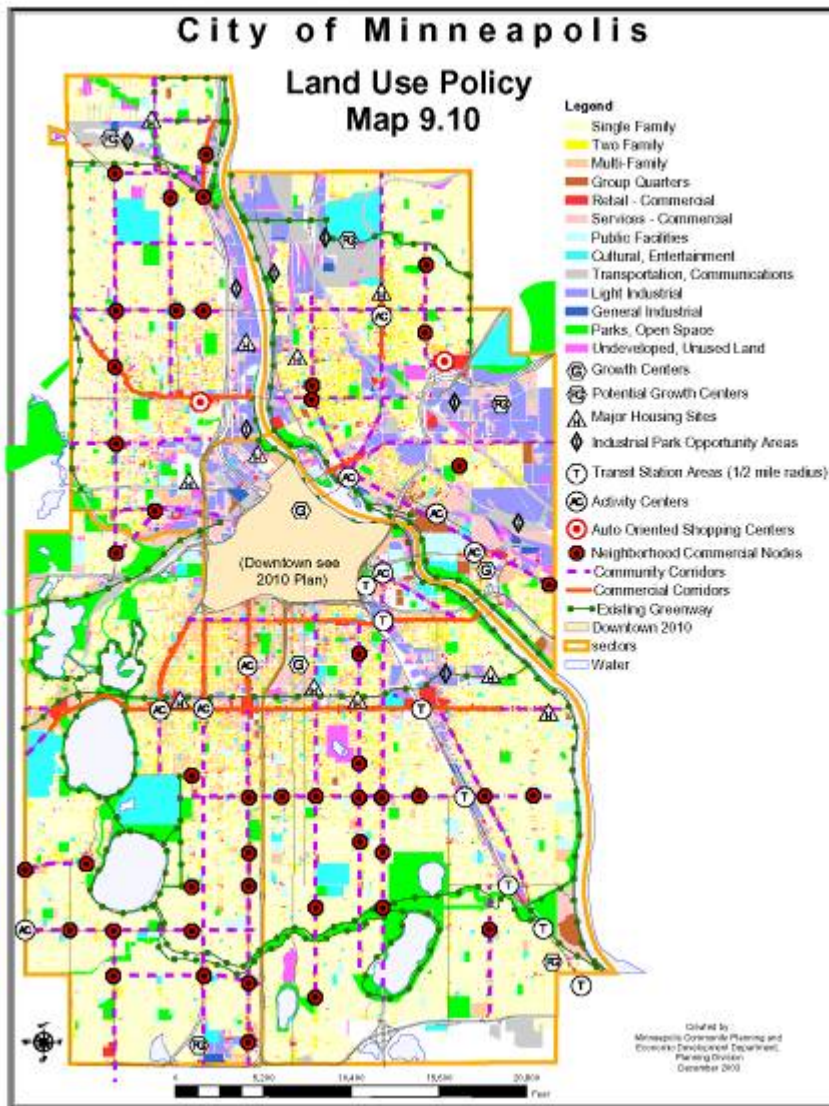


Golf Course

Denver, CO

Map Legend

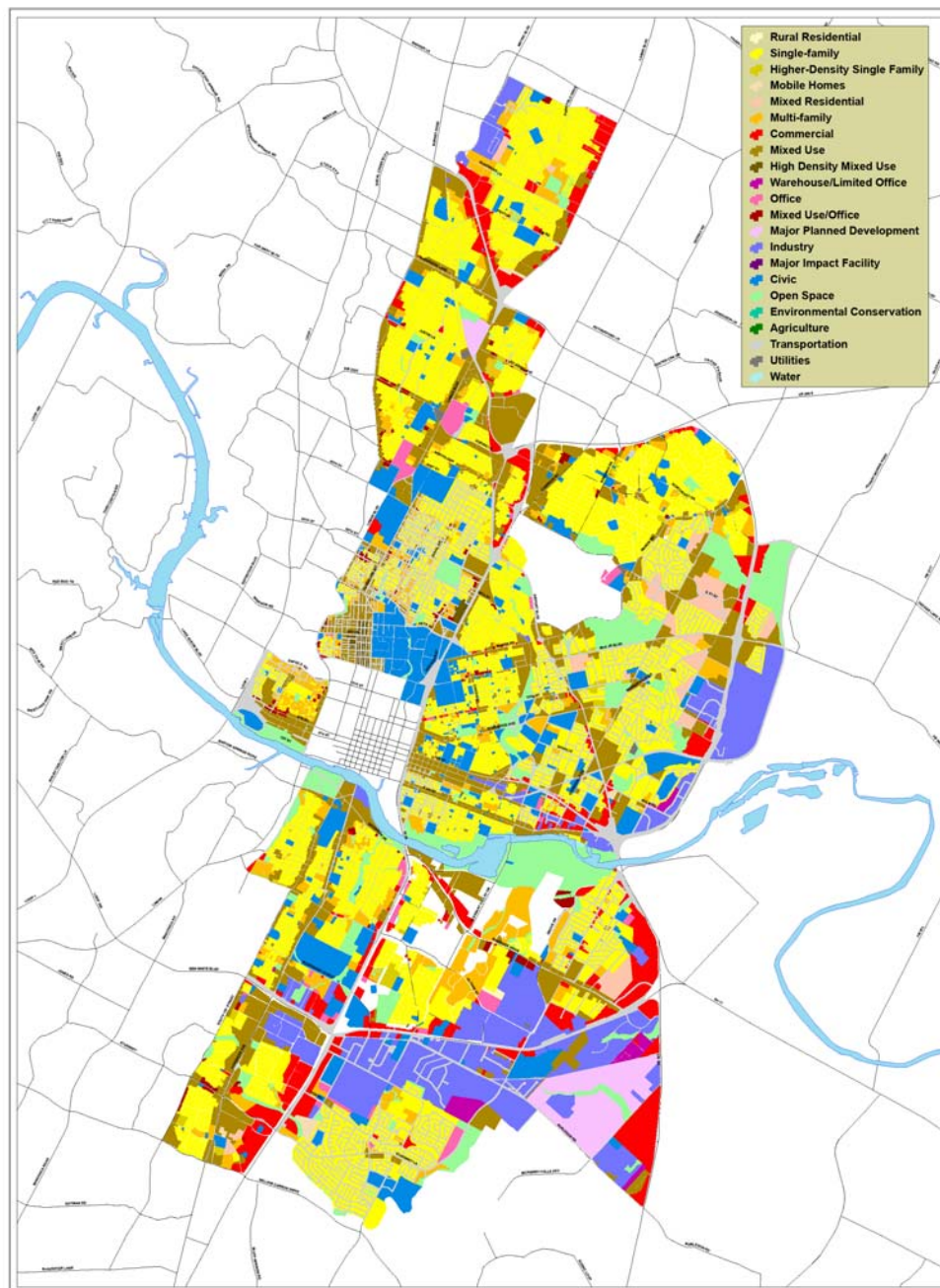




- Growth Centers
- Potential Growth Centers
- Major Housing Sites
- Industrial Park Opportunity Areas
- Transit Station Areas (1/2 mile radius)
- Activity Centers
- Auto Oriented Shopping Centers
- Neighborhood Commercial Nodes
- Community Corridors
- Commercial Corridors
- Existing Greenway

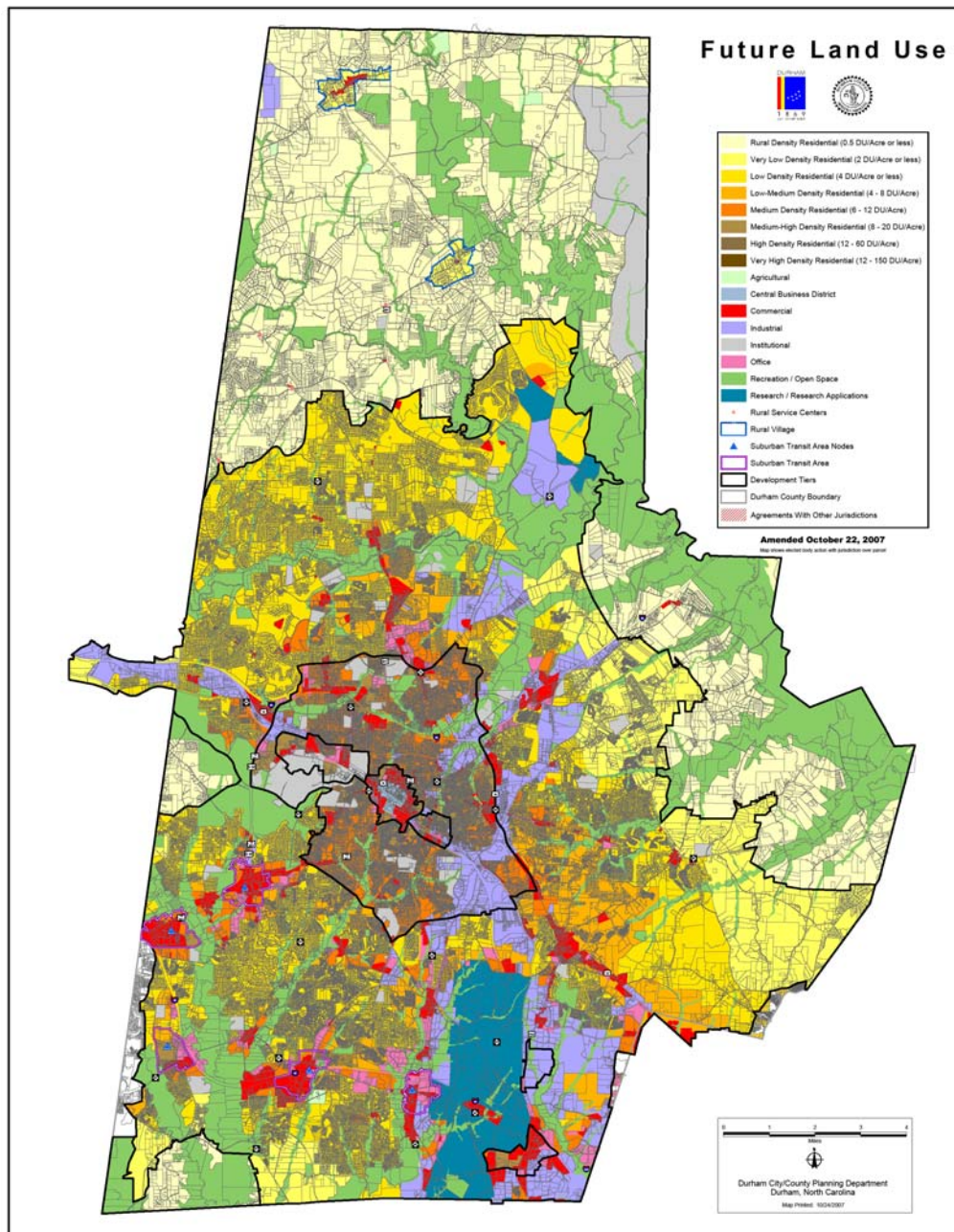
Minneapolis, MN





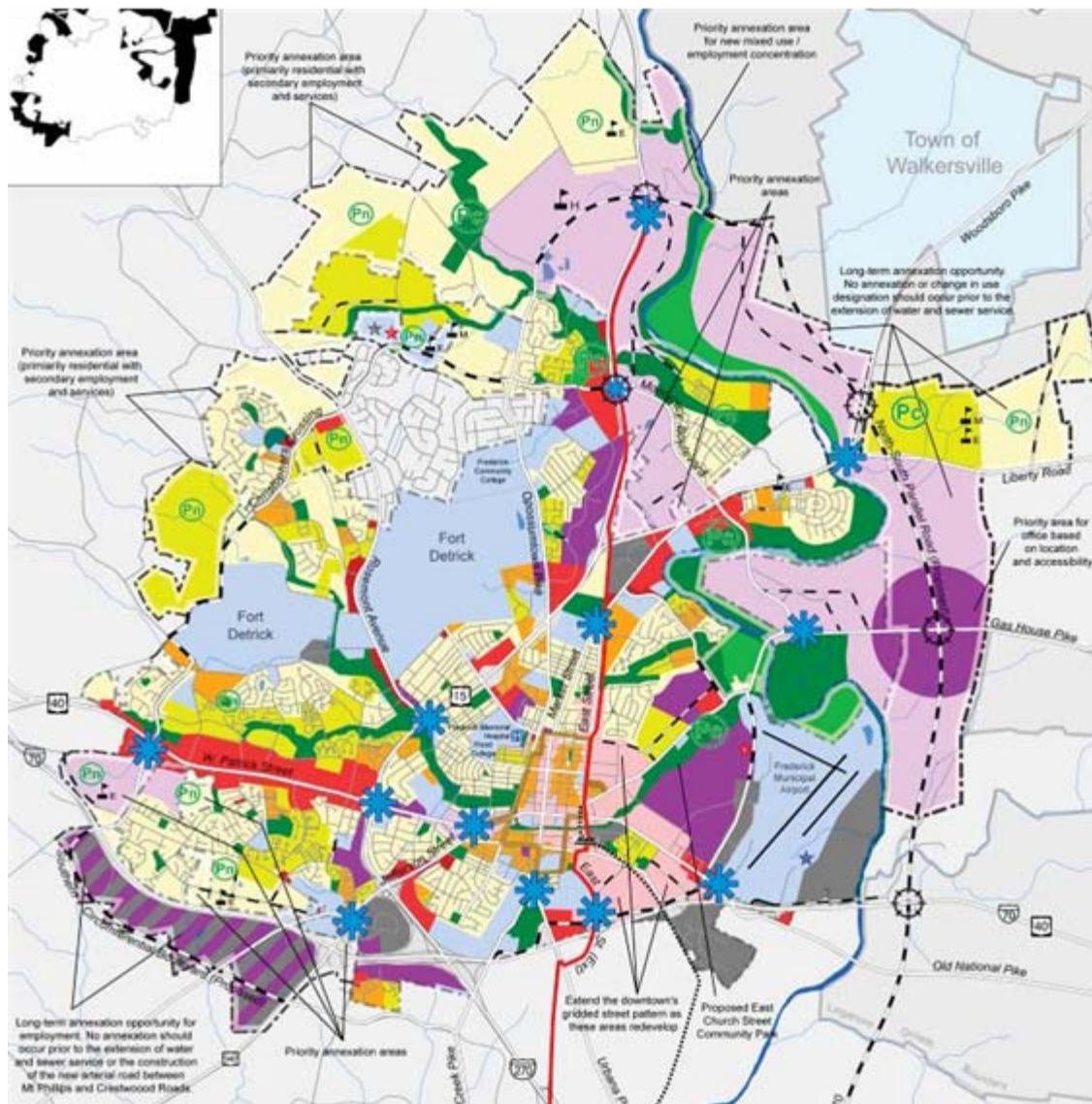
Austin, Texas





Durham, NC





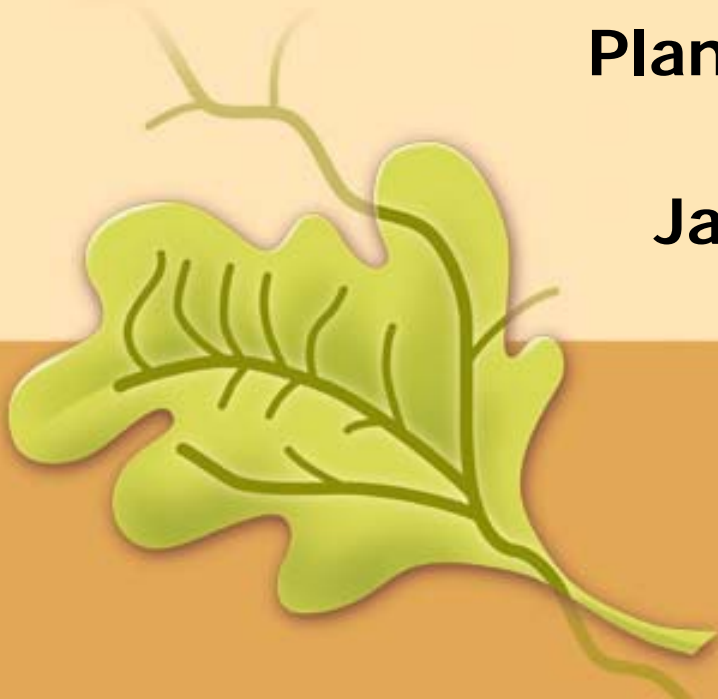
Frederick, MD



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PLANNING Raleigh 2030